



Connect

Herbert Hooverplein 14 , 3000 Leuven

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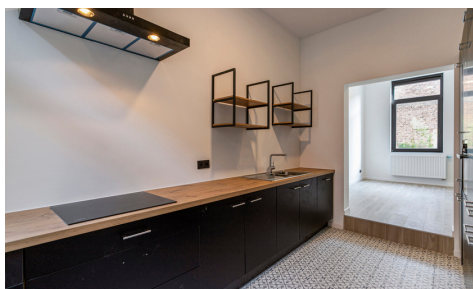
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## FOR SALE - FAMILY HOUSE

Jozef II-sstraat 13, 3000 Leuven

€ 559.000

Ref. 5416260



Number of bedrooms: 3

Number of bathrooms: 2

Availability: at the contract

Surf. Living: 135m<sup>2</sup>

Surf. Plot: 62m<sup>2</sup>

PEB/EPB: 103kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 559.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 589,00

### BUILDING

Habitable surface: 135,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1899  
Renovation: 2023  
State: Very good state  
Number of floors: 4

### COMFORT

Furnished: No  
Elevator: No

### ENERGY

EPC score: 103  
EPC code: 2925154  
EPC class: B  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Individual

### LOCATION

School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

### TERRAIN

Ground area: 62,00 m<sup>2</sup>  
Garden: Yes

### LAYOUT

Kitchen: Yes  
Bathroom type: All comfort  
Toilets: 2  
Laundry: Yes  
Cellar: Yes

### TECHNICS

Electricity: Yes  
Cable TV: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

### PLANNING

Destination: Living zone with a cult., hist. and/or aesthetic value  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Intimation: Not disclosed  
G-score: C  
P-score: C  
Summons: No  
Servitude: No

### PARKING

Parkings outside: No  
Parkings inside: No